

COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR
COUNCIL OF THE DISTRICT OF COLUMBIA

MEMORANDUM

TO: Chairman Phil Mendelson
FROM: Councilmember Robert C. White, Jr.
Chair, Committee on Housing
DATE: January 4, 2024
RE: Request for January 9, 2024



I request that the following legislation be placed on the agenda for the legislative meeting of the Council on January 9th:

Contract approval resolution at the request of the Housing Authority

- **PR25-566, the “Local Rent Supplement Program Contract No. 2024-LRSP-01A Approval Resolution of 2023”**

This resolution would approve a multiyear contract between the DC Housing Authority (DCHA) and Ridgecrest Court Investor LLC (the “Developer”) to support affordable housing preservation in Ward 8. The underlying contract is CA25-557.

The apartments at issue here are part of 272-unit complex on Ridgecrest Court SE. The Developer already received various District subsidies for a “phase 1” project that involved renovating 140 units. In 2021, the Developer responded to a Consolidated Request for Proposals for various housing subsidies with a proposal for “phase 2” covering 128 additional units. The redevelopment would involve updating the kitchens, completing wheelchair accessibility upgrades, installing all-electric appliances and solar power systems, upgrading windows and other efficiency features, and improving shared amenities. DCHA and its partner agencies accepted this proposal, among others, and as of December 31, the Council has passively approved a related contract committing \$28,252,213 in Housing Production Trust Fund resources for phase 2.

Now DCHA seeks to commit project-based vouchers from the Local Rent Supplement Program in the initial annual amount of \$656,376, to provide rental assistance to 26 extremely low-income households—those making 30% or less of the median family income (MFI). These 26 households, about 20% of the 128 total units, would also receive permanent supportive housing services from Community of Hope. Separately, the Developer has agreed to dedicate 22 units (17%) to households making up to 50% MFI, 51 units (40%) to households making up to 60% MFI, and the remaining 29 units (22%) to households making up to 80% MFI.

Without affirmative approval, this contract will be deemed disapproved on January 27, 2024. DCHA has indicated that the parties need to close their deal this month for the project to proceed on schedule.